

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
SEPTEMBER 22, 2015
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2015 through 1/2016	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	8	0
Chad Thilborger, Vice Chair	P	4	4
Paul Dooley	P	6	2
Joan Hinton	P	7	1
Patrick McGee	A	7	1
Lakhi Mohnani	P	8	0
Howard Nelson [until 3:00]	P	7	1
Alternates:			
Michael Madfis	A	1	2
Joshua Miron	A	2	6
Robert Smith	P	7	1

Staff Present

Bruce Jolly, Board Attorney
Peggy Burks, Clerk III
Lori Grossfeld, Clerk III
Rhonda Hasan, Assistant City Attorney
Brad Weismann, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Porshia Goldwire, Administrative Aide
Alejandro DelRio, Building Inspector and interpreter
Dorian Koloian, Clerk III
Alexandria Gill, Clerk I
Jose Abin, Building Inspector
Robert Masula, Building Inspector
George Oliva, Building Inspector
Jamie Opporlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE14040754: Kady Watson, owner's agent
CE15071130: Christopher Abernathy, general contractor's representative
CE15040832: Anibal Ciffoni, owner
CE14080903: Andree Greene, property manager
CE15040158: Paul Franzelas, neighbor; Gunter Kangyal, owner's representative
CE15040398: Alan Alberani, owner
CE15010123; CE14120324: Courtney Crush, attorney
CE15041065: Stephens Williams, owner
CE15030646: Sinkiwe Chiwara, property manager
CE15040506; CE15020325: Edward McDonough, attorney
CE14111588: Redmond Burns, owner
CE14070488: Enrique Umana, manager; Antonio Sosa, architect
CE14072166: Abeer Hasan, owner
CE15011130: Monaterra Bethel, owner; Brenda Aldana, real estate agent
CE15050511: Shamika McCullough, owner's granddaughter
CE15071515: Sandy Gatano, neighbor; Stephanie Toothaker, tenant's attorney; Timothy Emerson; Philip Callobre, maintenance representative; Eduardo Lacasa, owner's attorney
CE15041939: David Gordon, tenant; J. Frank Smith, architect
CE14031887: Gary Ansley, contractor
CE15090051: Arthur Maus, owner
CE14110272: Thomas Steier, general contractor
CE15041070: Michael Greenstein, owner's partner
CE15041351: David Fernandez, company representative
CE13100827: Donald Scott, owner
CE14120489: Matthew Wieder, owner
CE14051440: Vanel Alladin, owner
CE14081828: Heather Thomas, property representative
CE14081054: Kristen Kee, property representative
CE14101440: Jose Gonzalez, owner
CE14030562: Simona Hacman, owner
CE15030025: Jeffrey Webster, property manager
CE10122009: Orlando Cicilia, attorney
CE15042161: Dorothy Irvin, owner; Leonard Hicks, brother
CE15010862: Jose DeRosa, owner
CE15081635: Susan Butcher, owner; Keith Chambers, architect
CE14120581: Randy Manescholchi property representative
CE14111175: Melissa O'Connor, attorney; David Ta Wei Yu, owner
CE15030619: Emil Nikezic, owner; Mary Nikezic, attorney
CE15061651: Yolanda Diaz, owner's wife and property manager
CE14091628: Robert Shearin, attorney
CE15051139: William Overfelt, company representative
CE15040555: Christine Irwin, manager; Garo Gallo, tenant

CE14071821: Anthony Landers, owner's grandson; Kathleen Gordon, owner's daughter
CE15042018: Peter Kelly, owner

The meeting was called to order at 9:01 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE15040506

643 Northwest 1 Avenue
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 6/23/15 to comply by 7/28/15 and 8/25/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$34,000 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no recent permit activity and he did not support any additional extensions. He had informed a bank attorney in July exactly what must be done to comply.

Edward McDonough, attorney, stated they had hired a special building inspector who had inspected the property on 8/25 and developed a plan to remediate the violations. His client planned to meet with Inspector Masula to discuss what must be done.

Inspector Masula stated he had received an email from Tracy Lalim with the special inspector's report informing him that a contractor named BDI in Tampa was affiliated with the permit application but the contractor had indicated to Inspector Masula he was no longer involved. Inspector Masula had informed Ms. Lalim that a new contractor must be identified and submit the permit application with the special inspector form. This had not happened.

Mr. McDonough confirmed the bank had received Certificate of Title on 9/24/13 but he could not provide a list of permits pulled since then. He also did not have any evidence that a contractor had been retained but he said the contractor, BDI, had applied for a mold removal permit in June 2015 but inspections had not been done.

Mr. Nelson noted the lack of progress and proof that the bank was moving forward. Mr. McDonough referred to the inspection and the plan the special inspector had devised, which was created since the last time a bank representative had appeared before the Board. He felt these were significant steps.

Ms. Hasan said the City opposed any extension. She reported there was a hold on the permit DBI had submitted because the contractor had indicated he was no longer involved. She pointed out that this property was owned by a financial institution with the means to hire contractors and address the issues on a timely basis.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion failed 2-5 with only Mr. Mohnani and Mr. Nelson voting in favor.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find the violations were not in compliance by the Order date, and to impose the \$34,000 fine, which would continue to accrue until the violations were corrected. In a roll call vote, motion passed 4-3 with Mr. Mohnani, Mr. Nelson and Chair Elfman opposed.

Case: CE15020325

2990 Southwest 15 Avenue
FEDERAL NATIONAL MORTGAGE ASSN
% SETERUS INC

This case was first heard on 8/5/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had applied for the after-the-fact permit and recommended a 35-day extension.

Edward McDonough, attorney, requested 63 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE14030562

2317 Southwest 34 Avenue
SUNNY BROWARD VENTURES LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting a \$520 fine be imposed.

George Oliva, Chief Building Inspector, stated the case was complied and recommended reducing the fines from \$3,400 to \$520 to cover administrative costs.

Simona Hacman, owner, thanked the Board for the fine reduction.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find that the violations were not in compliance by the Order date, and to impose a fine of \$520. In a voice vote, motion passed 7-0.

Case: CE14101440

2000 Southwest 4 Avenue
J R MANAGEMENT GROUP LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported there had been no progress.

Jose Gonzalez, owner, said the drawings had been approved and they needed to register the electrician. He requested 15 days.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14040754

91 Compass La
BRESLOW, JULIAN MARIE

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and he had not heard from the property owner. He recommended the case be scheduled for a Massey hearing.

Kady Watson, realtor, said the owner did not have the funds to bring the property into compliance. The owner had filed an insurance claim and was in the process of suing the insurance company. Ms. Watson stated she had a cash buyer for the property who would make the repairs as soon the sale was complete. There was an IRS tax lien that must be satisfied and she requested 90 days to allow the sale to be completed and the purchasers to pull permits and begin work. Ms. Watson said the closing was scheduled for within two weeks of the IRS lien settlement or a firm deadline of December 31.

Inspector Masula recalled that the degradation of this seawall had already caused the neighboring seawall to be undermined and need substantial repair.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a roll call vote, motion failed 3-4 with Mr. Thilborger, Ms. Hinton, Mr. Nelson and Mr. Smith opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15030619

3333 Northeast 33 Street
GALT II LLC

This case was first heard on 4/28/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$94,500.

Robert Masula, Building Inspector, reported the master permit and mechanical, electrical and plumbing sub-permit applications had failed plan review three times and were resubmitted on 9/16.

Mary Nikezic, attorney, noted that the plans had been in plan review the first time for 54 days and her client had picked them up for corrections as soon as they had failed and resubmitted them six days later.

Inspector Masula stated the commercial space downstairs was vacant but there were tenants in the upstairs apartments.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15061651

4250 Galt Ocean Drive # 2U
SALAS, ARNOLDO JOSE ECHEGARAY

This case was first heard on 7/28/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had two permits but still needed to apply for an electrical permit. He recommended a 35-day extension.

Alejandro DelRio, Building Inspector, interpreted for the respondent.

Yolanda Diaz, the owner's wife and property manager, stated her husband was in Venezuela. She was aware that they needed the electrical permit and explained that

they were traveling between Venezuela and here. Ms. Diaz stated they had a contractor to pull the permit.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14120489

1633 Northeast 18 Avenue
WIEDER, MATTHEW BRIAN

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the owner had received a variance and recommended a 63-day extension.

Matthew Wieder, owner, thanked the Board.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14110272

1311 Seminole Drive
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permits were active; the dock permit had been resubmitted with corrections on 9/18; the paver permit had been out for corrections since 6/16/15; the Tiki hut permit had failed review in June and had been awaiting pickup for corrections since then.

Thomas Steier, general contractor, said he had picked up all permits except the Tiki hut, which had been built by a Seminole contractor. He said the owner was applying for a variance for the Tiki hut.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14080903

320 Delaware Avenue
KOHUTH, RUSSELL THOMAS
%LLOYD H FALK

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the plans had been resubmitted with corrections and recommended a 35-day extension.

Andree Greene, property manager, confirmed they were awaiting plan review.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15040158

400 Isle of Capri
KUIJPER, MARTIJN PETER

This case was first heard on 7/28/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported two permits had been issued for relocation of the AC unit and electrical work but other permit applications were needed. He did not recommend any further extensions.

Gunter Kangyal, the owner's representative, confirmed they had relocated the AC unit. He said the owner had purchased the property with AC units, an emergency generator and pool equipment in the rear yard and had decided to build an outdoor kitchen to camouflage them. Mr. Kangyal said the owner had hired a contractor to move the AC units from the rear yard to the front yard. He had also hired an architect to redesign a new backyard kitchen. He said it would take 35 to 50 days to get the permits to move the pool equipment and backup generator to a site that was code-compliant. Mr. Kangyal confirmed the property was for sale.

Chair Elfman confirmed with Mr. Kangyal that the property was for sale. Mr. Kangyal related that the owner had hired all needed licensed contractors. Mr. Kangyal stated he had supervised the work done without permits. He anticipated the permits would be submitted within the next week.

Paul Franzelas, neighbor, said Mr. Kangyal was an unlicensed contractor who had done the unpermitted work. He stated the owner had been "dragging his feet" and the property had been for sale for two years. Mr. Franzelas said he had moved his own generator when Mr. Kangyal pointed out it was too close to the property line.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion failed 3-4 with Mr. Thilborger, Mr. Nelson, Ms. Hinton and Chair Elfman opposed.

Motion made by Mr. Mohnani, seconded by Mr. Smith, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion failed 2-5 with only Mr. Mohnani and Mr. Nelson voting in favor.

Case: CE14070488

888 Southeast 3 Avenue
888 FORT LAUDERDALE LLC

This case was first heard on 7/28/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity toward compliance.

Enrique Umana, manager, said the owner had hired an architect, Antonio Sosa, right after the last hearing to create plans to submit for permits.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15041070

1333 Northeast 15 Avenue
SPORN, KENNETH F &
DIMARIA, MARCELLO

This case was first heard on 5/26/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported there had been no progress. He recommended imposition of the fines.

Michael Greenstein, the owner's partner, said the electricity had been turned off and an electrician had examined the work and found no issues. The electrician had tried to open the permit but been told by the City that a pool company must do it. He stated

they had hired a pool company, who should apply for the permits today. Mr. Greenstein did not have a copy of the contract with the pool company but did have a copy of the contract with the electrician.

Inspector Oliva said the electrical inspector had never informed the City that he had found no issues at the property and reiterated his recommendation to impose the fines.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15040555

810 Northeast 4 Avenue
R W L 4 INC

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the electrical permit had been issued and recommended a 63-day extension.

Christina Irwin, manager, said the electrician was working on the property.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14071821

1070 Northwest 25 Avenue
LANDERS, MARIE H/E
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 and 3/24/15, amended to 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recalled that a contractor had offered to help the owner pull the permits without charging her for his services.

Anthony Landers, the owner's grandson, said they were working on the permit and requested additional time. He stated there had never been food sales from the house.

Inspector Oliva stated Detective Maura had accompanied him to the property originally following a complaint from the Police Department. He confirmed that food sales had stopped.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051440

1663 Northwest 15 Terrace
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$270.

George Oliva, Chief Building Inspector, reported one permit had been issued and two other permits applications had been submitted. He recommended a 63-day extension.

Vanel Alladin, owner, confirmed he had one permit and had applied for two others.

Motion made by Mr. Thilborger, seconded by Mr. Nelson, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15051139

5970 Northeast 22 Way
2015-2 IH BORROWER LP

This case was first heard on 6/23/15 to comply by 8/25/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the permits had been renewed and recommended a 135-day extension.

William Overfelt, company representative, was present.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 183-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15030646

508 Northwest 15 Avenue
CHIWARA, GRACE

This case was first heard on 7/28/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permits had been issued. He recommended a 126-day extension.

Sinkiwe Chiwara, property manager, was present.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 154-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE15071515

1135 Northwest 7 Avenue
TIITF/HRS-YOUTH SERV
BROWARD CHILDRENS SHELTER

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 1003.6

WINDOWS AND DOORS HAVE BEEN BLOCKED LIMITING
EGRESS AS REQUIRED BY CODE.

FBC(2014) 1006.1

EMERGENCY EXIT LIGHTS MUST BE MADE FUNCTIONAL AS
REQUIRED BY CODE.

FBC(2014) 1006.3

EMERGENCY EXIT LIGHTS MUST BE MADE FUNCTIONAL AS
REQUIRED BY CODE.

FBC(2014) 1008.1.9.1

ALL DOORS MUST HAVE LATCHES AND HANDLES AS TO BE
ABLE TO BE OPENED FROM THE INTERIOR OF THE FLOOR
AREA THEY SERVICE AS REQUIRED BY CODE.

FBC(2014) 1008.1.9.3 4.

DOUBLE KEYED DEAD BOLTS MUST BE REMOVED AS THEY
PREVENT EGRESS FROM THE FLOOR AREA THEY SERVE AS
REQUIRED BY CODE.

FBC(2014) 1029.1

ALL ROOMS THAT ARE DESIGNED WITH WINDOWS THAT CAN SERVE AS A MEANS OF EGRESS MUST HAVE AT MINIMUM ONE WINDOW UNBLOCKED AS TO SERVE AS THE SECONDARY MEANS OF EGRESS AS REQUIRED BY CODE.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. ALL WORK AND CORRECTIONS REQUIRING PERMITTING MUST COMPLY WITH THIS SECTION OF THE CODED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 1522.3.4

NO WIRE SHALL BE WITHIN THE PHYSICAL LIMITS IDENTIFIED BY THE SECTION OF THIS CODE.

NEC 110.26

WORKING SPACE AROUND PANELS MUST MEET THIS SECTION OF THE CODE.

NEC(2005) 110.12

ALL UNUSED OPENINGS IN ELECTRICAL PANELS MUST BE SEALED.

NEC(2005) 110.22

ALL PANELS AND MEANS OF DISCONNECT MUST BE IDENTIFIED AND LABELED IDENTIFYING THE CIRCUITS THEY SERVE.

NEC(2005) 110.27

ALL ENERGIZED CONNECTIONS MUST BE GUARDED FROM UNAUTHORIZED CONTACT.

NEC(2005) 210.8

AREAS REQUIRING GFI PROTECTION ON THE EXTERIOR AND WET KITCHEN AND BATHROOM AREA MUST BE MADE OPERABLE.

NEC(2005) 230.24

PANELS CANNOT BE BLOCKED AND MUST BE MADE ACCESSIBLE FOR EMERGENCY DISCONNECT IF REQUIRED.

NEC(2005) 406.11

DWELLING UNITS MUST HAVE TAMPER-RESISTANT RECEPTACLES.

NEC(2005) 408.38

ALL PANELS DISCONNECT BOXES MUST BE SECURED AS TO

NOT HAVE ACCESS TO ENERGIZED CONNECTIONS OR HAVE A
DEAD FRONT COVER.

NEC(2005) 408.4

ALL PANELS AND MEANS OF DISCONNECT MUST BE
IDENTIFIED AND LABELED IDENTIFYING THE CIRCUITS
THEY SERVE.

NEC(2005) 440.22(A)

CIRCUIT/FUSE/BREAKER MUST BE COMPATIBLE AND BE
ABLE TO CARRY THE LOAD OF THE MECHANICAL EQUIPMENT
THEY SERVE.

NEC(2005) 440.22(C)

CIRCUITS MUST MEET MANUFACTURERS CRITERIA.

Inspector Abin said the case was begun pursuant to a complaint from the Fire Marshal. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and noted that the facility housed minors and contained electrical violations. Inspector Abin recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Eduardo Lacasa, facility contractor, stated many of the issues did not require a permit and they were working on them. He requested an extension for the violations that did require a contractor, who he had already hired. Mr. Nelson asked about the locks on the doors. Mr. Lacasa said they housed dependent children and this was not a locked facility. He said the deadbolt issue had never come up on the 14 years they had operated the facility. Inspector Abin confirmed that replacing the interior locks did not require a permit.

Philip Callobre, maintenance representative, stated he had removed all egress obstructions, installed GFI outlets in kitchens and baths and changed all outlets to tamper proof. He said they needed to change the entire electrical box, which required a permit. Mr. Callobre thought he knew which work required a permit but Ms. Hasan pointed out that replacement of a GFI outlet required a permit.

Timothy Emerson, neighbor, said he was aware of the life safety issues at the property. He related other issues there, such as the presence of alcohol bottles, used condoms, pornography, drug paraphernalia and other trash strewn about the yard. Mr. Emerson said he did not feel safe in his own neighborhood because the kids threw rocks at his car when he drove by.

Sal Gatano, neighbor, presented his own photos into evidence and said the dead bolt locks did not keep the residents in the property. He stated the residents of the facility had burned down, torn down and jumped the fence repeatedly.

Inspector Abin requested that a licensed electrician confirm by a letter that all of the life safety electrical violations that had been corrected without a permit had been remedied.

Mr. Lacasa objected to Mr. Gatanio's photographs because some of them were of minor children, which was illegal. He stated they did not want animosity with the neighborhood and tried to be good neighbors.

Ms. Hasan stated law enforcement personnel were present and could testify to "hundreds and hundreds and hundreds" of calls to the property.

Mr. Lacasa requested 63 days to pull permits.

Mr. Nelson noted there were several repairs that could be accomplished without a permit and within 35 days, he wanted to see these done, as well as a certification letter from a licensed electrician who had confirmed the system was in acceptable condition regarding life safety issues.

Ms. Hasan stated the City would also like to see applications for electrical permits within 35 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE15040398

404 Southeast 9 Street
A & G INVESTMENTS LLC

Service was via posting on the property on 9/16/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.4.11

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. DUCTED CENTRAL A/C WERE INSTALLED IN THE APT.
BUILDING

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Masula said a permit application had been picked up for corrections on 9/17/15. Mr. Nelson wondered why the Board was hearing the case if the owner had already applied for the permits.

Alan Alberani, owner, said he had purchased the property last October. He confirmed the AC unit and windows were there when he purchased the property.

Inspector Masula stated the permit application had been submitted on 6/12/15, failed plan review and the notification had been sent out 6/18/15. The plans had been picked up on 9/17/15 and resubmitted with corrections on 9/21/15. He recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Alberani informed the Board that he believed the City had sent the notification to his old address in June. This could have caused the delay.

Mr. Nelson asked Inspector Masula to reconsider whether he wished to move the case forward.

Inspector Masula withdrew the case.

Case: CE14091628
5420 Northeast 22 Terrace
LONGVIEW HOUSE LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the mechanical and electrical permits for the AC units had been issued 9/18/15. The property owner had informed him he intended to pull window and shutter permits. He had also indicated the owner was not in good health.

Robert Shearin, attorney, stated this was a 26-unit apartment complex and informed the Board that the owner was in critical condition. Mr. Shearin said he had been reviewing a contract on the property and correcting the issues was of utmost importance. He explained that the original contractor had not pulled a permit and installed the AC

incorrectly so they had hired another contractor. The electrical contractor had indicated that the electrical issues would be corrected by Wednesday.

Mr. Shearin reported they had hired a contractor to pull the window permits.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15010123

441 S FtL Beach Boulevard
ST. BART'S CAFE

This case was first heard on 8/25/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Courtney Crush, attorney, said her client had hired an awning company to pull the permit immediately. She requested another extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14120324

1720 Northeast 11 Street
ARCHWAYS INC

Service was via posting on the property on 9/14/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE
REPLACEMENT OF WINDOWS AND DOORS WITHOUT THE
REQUIRED PERMIT/AND OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASSED ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Nelson asked if the Notice of Violation included the electrical issues. Inspector Masula said the "to wit" in the notice did not include it. Mr. Nelson advised the City to re-notice the respondent for electrical issues.

Courtney Crush, attorney, said Inspector Masula had notified her by phone regarding the electrical issues and Archways would address them. They also agreed to hire a contractor to address the door violation.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-2 with Mr. Dooley and Mr. Mohnani opposed.

Case: CE15041065

445 Northwest 11 Terrace
HILL-WILLIAMS, LISA P &
WILLIAMS, STEPHEN P

This case was first heard on 7/28/15 to comply by 9/22/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the permits had been renewed and all but one was closed. He recommended a 35-day extension.

Stephens Williams, owner, confirmed that the inspection for the last permit was set for later in the day.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14072166

907 Northwest 12 Terrace
HASAN, ABEER

This case was first heard on 6/23/15 to comply by 7/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had been issued but the electrical permit had not passed inspection. He recommended a 154-day extension.

Abeer Hasan, owner, stated the electrical work had been inspected earlier in the day and another inspection was scheduled for the following day.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 154-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15030025

2337 Northwest 14 Street
BRAVOS, WILLIAM J
DAVIDSON-BRAVOS, DONNA

This case was first heard on 7/28/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the after-the-fact permit had been issued on 8/12/15 and recommended a 154-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 183-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14111588

814 Southwest 26 Court
RANDOLPH, DONNA LE
BURNS IRREVOCABLE FAM TR

This case was first heard on 5/26/15 to comply by 6/23/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,100 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the electrical permit had been issued but other permits still required applications. He recommended imposition of the fines.

Redmond Burns, owner, said there had been a problem with the address, which he had corrected. He had hired an electrical contractor to replace the electric service all the way to the pole. Mr. Burns also had a general contractor, who would pull the other permits. He requested 126 days.

Ms. Hasan reminded the Board that the case was referred by the Police Department for the unsafe electrical conditions. Mr. Burns said there had been no power to the property for two years.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Nelson, Mr. Smith and Chair Elfman opposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to amend the 5/26/15 order compliance date from 6/23/15 to 7/28/15, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE15040832

311 Southwest 13 Terrace
CIFFONI, ANIBAL
AYALA, LUIS

This case was first heard on 7/28/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the AC permit application had been submitted but required corrections. He recommended a 126-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14081828

1775 Northeast 20 Street
SIDDIQI, JUNAID
SIDDIQI, SAUMINI

This case was first heard on 4/28/15 to comply by 6/23/15. Violations, notice and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,550 and the City was requesting no fine be imposed.

Robert Masula, Building Inspector, reported all permits had either been issued or renewed and closed. He recommended no fines be imposed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 7-0.

Case: CE10122009

2343 Northwest 12 Court
MORTGAGE CAPITAL PARTNERS LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported all permits had been renewed. He recommended a 126-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13100827

Continued from 8/25/15

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH
NEW OWNER: PROBATE PROPERTIES

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

George Oliva, Chief Building Inspector, said the owner had provided documents showing he was still to owner and could apply for the permits. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 6/24/14 order compliance date from 7/22/14 to 8/26/14, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE14081054

1834 Lauderdale Manors Drive
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Jose Abin, Building Inspector, said permit applications had been submitted but they had failed plan review on April 28, 2015. He did not recommend any further extension.

Kristen Kee, property representative, said the owner had indicated to her that he had resubmitted the roof application and ordered a survey. She requested an extension.

Inspector Abin stated the roofing permit application had been submitted on 9/14/15. He reviewed the other permit applications. There were several that had either failed review or had never been picked up since April. Ms. Kee said a former property manager had been handling this but no longer worked for them.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a roll call vote, motion failed 2-5 with Mr. Thilborger, Ms. Hinton, Mr. Nelson, Mr. Smith and Chair Elfman opposed.

Case: CE14031887

1140 Northwest 4 Avenue
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the case was 90% complied; only the AC permit was needed.

Gary Ansley, contractor, said he needed time to hire the AC contractor. He said the owner was dragging his feet.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15042018

3045 North Federal Highway # 32
KBIP PROPERTIES LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Chair Elfman recused himself from this case.

Robert Masula, Building Inspector, reported he had spoken with the owner and his contractor on 8/31/15. On 9/11/15, the permit application had been submitted. He recommended at least a 35-day extension. Inspector Masula explained the owner needed a detail for patching in the structural sub and roof sheathing. An engineer or architect could also submit an inspection letter.

Peter Kelly, owner, stated he had such a letter from an engineer and presented it into evidence. Inspector Masula agreed to look at the letter.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0 with Chair Elfman abstaining.

The Board took a brief break.

Case: CE15010862

2679 Marathon Ln

DA ROSA, JOSE SIMOES

Service was via posting on the property on 9/10/15 and at City Hall on 9/11/15.

Jose Abin, Building Inspector, testified to the following violations:

FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CARPORT AND PORTIONS OF THE BUILDING HAVE BEEN CLOSED IN, INCLUDING WINDOWS AND DOORS.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BATHROOM INSIDE THE ENCLOSED SECTION OF THE CARPORT.

FBC(2010) 105.4.5

THE ELECTRICAL IN THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL SUPPLY CLOSED IN PORTIONS OF THE BUILDING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Nelson asked about the photos' date and Inspector Abin said he had visited the property the previous day and the property was in the same condition.

Jose DeRosa, owner, stated he had inherited some of the changes from the previous owner. He had hired an architect and submitted plans to the City the previous day. Mr. DeRosa explained he had only enclosed a section of the porch and moved windows to another location on the house.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14111175

3100 Northeast 47 Court # 401
YU, DAVID T

Service was via posting on the property on 9/17/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH AN INTERIOR
RENOVATION WHICH INCLUDES BUT IS NOT LIMITED TO:
1. REMOVAL AND REPLACEMENT OF THE SLIDING GLASS
DOOR WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW
AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.
SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint from the condominium board for work without permits. He said applications for master, electrical and plumbing permits related to a kitchen and bath remodeling had been submitted but failed review and were never picked up for corrections. Inspector Masula had met with the owner and informed him he needed to inspect the unit to confirm what work had been done or not done. The owner stated he was in a civil suit with the condo building and he believed the code complaint was the result of harassment from the board or management company. The owner had informed Inspector Masula that a couple of plumbing fixtures had been replaced and some electrical devices had been upgraded and Inspector Masula had advised him to consult with a general contractor to determine what permits would be needed to comply. The owner had cancelled an appointment for Inspector Masula to inspect the unit.

Inspector Masula had been contacted by an investigator from the Broward County Licensing Board inquiring about possible work done at Mr. Yu's condo by an unlicensed contractor. The investigator referred to the permits pulled for remodeling the kitchen and bathroom, which had been voided. Inspector Masula had responded that he was working on this code case for work without permits and said he was awaiting access to the unit to verify the work that had been done.

Inspector Masula had tried several times to contact Mr. Yu regarding an inspection. He read from Florida Statute 110.2 that indicated a building official was authorized to examine (or cause to be examined) building, structures and sites for which an application had been filed. Because he had been unable to inspect Mr. Yu's condo, Inspector Masula had failed his review of the after-the-fact sliding glass door permit.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Inspector Masula informed the Board that the date the investigation into the work without permits began was 11/20/14. The kitchen and bath remodeling permit applications had been submitted on 8/29/14, failed plan review, never been picked up and subsequently purged from the system on 5/20/15.

Melissa O'Connor, the owner's attorney, said the association had sued Mr. Yu twice but he had prevailed both times. She stated Mr. Yu wanted to comply and had submitted the after-the-fact permit application for the sliding glass doors. Mr. Yu had cancelled the inspection because he "became concerned about the nature and scope of the inspection" and feared being the victim of a "witch hunt, where he didn't know clearly what he was consenting to."

Ms. O'Connor said as far as he knew, the kitchen and bath remodeling permits had been done appropriately. Mr. Yu wanted to resolve this issue, but he did not believe

this was before the Board today. She said a licensed contractor had pulled the kitchen and bath permits.

Mr. Nelson said the City wished to inspect the property before approving appropriate permits for the sliding glass door, the kitchen and bath, and Ms. O'Connor confirmed that Mr. Yu just had not realized that the permits had not been issued. Mr. Nelson asked if Mr. Yu would allow inspections regarding these permits and Ms. O'Connor stated, "We'd like to know, really clear, the scope" and then discussed the flooring, which was the subject of the civil suit, and their desire that any consent be very clear and limited.

Ms. Hasan pointed out that the violation stated, "includes but is not limited to" (the sliding glass door) and said the City worked with property owners whose contractors had done work without permits. She confirmed that the City was not concerned with flooring, only with the areas for which the permits had been voided.

The Board discussed the owner's admission regarding the work that had been done pursuant to the permits that had never been issued and the fact that Inspector Masula had not actually viewed the violations. Mr. Mohnani felt an owner should not be cited under FBC(2010)105.1 without evidence. Other Board members noted that they had the permit applications and an admission from the owner.

David Ta Wei Yu, owner, stated he was a federal agent with the Department of Homeland Security and there was "a lot of sensitive stuff" in his condo. He said he was not hiding the renovation and was unaware of the permit issue until he met with Inspector Masula. Mr. Yu stated he had been okay with Inspector Masula inspecting the sliding glass doors but "he wanted to basically have full access to my private home" and he was "not willing to offer him my... private residence full access to do anything he wants."

Mr. Yu discussed the civil lawsuit with his condo association.

Mr. Yu said Inspector Masula could inspect his sliding glass door only, pursuant to this violation; if Inspector Masula wished to perform other inspections, he should move forward with another case.

Mr. Nelson noted that if this inspection was limited to the sliding glass door, the Board would need to hear another case in the future regarding the kitchen and bath remodeling permits. He advised Mr. Yu to allow Inspector Masula to inspect the kitchen and bath as well in order to expedite the situation. Mr. Yu stated he would resolve the voided permit issue "without having to go into the privacy of my home." The Board reminded Mr. Yu that an inspection would still be required.

Mr. Yu confirmed that he believed the kitchen and bath work had been done with a permit and Inspector Masula advised Mr. Yu to lodge a complaint against the contractors. Mr. Yu thought Inspector Masula was "working collaboratively with the condo association" and did not want him to inspect his condo. Mr. Nelson said Detective Maura would accompany Inspector Masula for the inspection.

Mr. Smith asked Mr. Yu if he believed his right to privacy should trump the health and safety of himself and his neighbors and Mr. Yu denied this.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the sliding glass door violations existed as presented and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Dooley, Mr. Mohnani and Ms. Hinton opposed.

Case: CE14120581

3001 Southeast 5 Street
SOPHIA ENTERPRISES INC

Service was via posting on the property on 9/14/15 and at City Hall on 9/11/15.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW PLUMBING FIXTURES IN SECOND FLOOR
RESTROOMS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio stated a Stop Work Order had been posted on the property on 12/12/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Randy Manescholchi, property representative, said in October 2014, he had repainted, put in new flooring and tiled over bathroom tile. He had been unaware that a permit was needed to install a new sink. Mr. Manescholchi stated he had tried to submit a permit application for the sink installation.

George Oliva, Chief Building Inspector, explained that there had been an email indicating a door was blocking egress and an inspector had confirmed this was not the case, but he had noted the bathrooms had been upgraded without permit and cited the property. The permit for the plumbing had been issued but was later voided, which could only be done by the owner or the contractor. Inspector Oliva said permits were needed for the fixture upgrades for the toilets, sinks and faucets. The shower pan might need a permit as well. Inspector Oliva added that the electrical outlet between the sinks must be GFIs. Mr. Manescholchi said the GFI outlet between the sinks had existed prior to the renovation and showed photos to the Board. Mr. Manescholchi wanted to know exactly what must be done to comply and to get all permits at one time.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Mr. Nelson left the dais temporarily.

Case: CE15041351

1340 Northwest 19 Avenue
RHA 2 LLC

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATIONS
WERE DONE TO THE BUILDING TO INSTALL A CENTRAL A/C
SYSTEM.
2. ALL THE WINDOWS AND DOORS WERE REPLACED IN THE
OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

David Fernandez, company representative, said they were in the process of rehabbing the property. They had a general contractor and a mechanical contractor and were getting the window, door and mechanical permits.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Nelson absent from the dais, motion passed 6-0.

Case: CE15042161

2505 Northwest 20 Street
IRVIN, DOROTHY H

Service was via posting on the property on 9/10/15 and at City Hall on 9/11/15.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. CONSTRUCTION HAS CONTINUED WITH EXPIRED PERMITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Dorothy Irvin, owner, said all of the work had been done legally with permits. She explained her fiancé had died in November and all work had stopped. Ms. Irvin had been told the permits would cost \$5,000 but she could not afford to pay for them until March when she could take money out of her 401K. She confirmed the building was vacant.

Ms. Irvin's brother said all worked had stopped when the permits expired.

Mr. Thilborger suggested Ms. Irvin to talk to the City about reopening the expired permits so she would not have to pay an additional penalty.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 183 days, by 3/22/16 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Nelson absent from the dais, motion passed 6-0.

Case: CE15050511

1132 Northwest 5 Court
MCCULLOUGH, JOHNNY
HALL, ODESSA

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS.

1. THIS SINGLE STORY DUPLEX HAS BEEN CONVERTED
INTO A FOUR-PLEX.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION OF A DUPLEX TO A FOUR-PLEX
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE
CERTIFICATE OF OCCUPANCY FROM THE BUILDING
DEPARTMENT.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Shamika McCullough, the owner's granddaughter, said she was unaware of the violations and she had not received notice of the violations. Ms. McCullough said there were four doors on the building but it was just a duplex. The Board members reviewed the photos, which showed four doors with four unit numbers. Mr. Thilborger added that the building appeared to have four units and suggested Ms. McCullough allow an inspector into the building to determine how many units were in the building. Ms. McCullough admitted that there were different tenants in units three and four and they

shared a kitchen. She stated there were two electric meters and two kitchens in the building. Inspector DelRio said a tenant in unit two confirmed there were four different units in the building. Mr. Mohnani felt there was no evidence that there were four separate units.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Nelson absent from the dais, motion passed 5-1 with Mr. Mohnani opposed.

Mr. Nelson returned to the dais.

Case: CE15081635
2831 Northeast 59 Street
BUTCHER, SUSAN

Service was via posting on the property on 9/15/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE RENOVATION
OF THE EAST SIDE OF THE PROPERTY WHICH INCLUDES
BUT IS NOT LIMITED TO:

1. STUCCO SIDE OF THE HOUSE.
2. REPLACING ONE WINDOW.
3. ALTERING AN OPENING ON A SECOND WINDOW.
4. REPLACED A SLIDING GLASS DOOR WITHOUT THE
REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THIS CODE CASE WILL REQUIRE AN A.T.F. PLAN REVIEW
AND DOUBLE PERMITS FEES WILL APPLY.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT WILL APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula said a Stop Work Order had been posted on the property on 8/19/15. He said permit applications had been submitted and were out with the architect for corrections. Inspector Masula submitted photos of the property and the Notice of

Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Keith Chambers, architect, said the owner had been performing maintenance on the stucco on the house. While the work was being done, a window had been uncovered and they had reinstalled the window. Mr. Chambers said he had already submitted all of the documents for the permit.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15071130

117 S Gordon Rd
LAURENT, REGINALD

Service was via posting on the property on 9/16/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.1

THE DOCK AT THE REAR OF THE PROPERTY WAS
REFINISHED WITH AN APPLIED PERMIT# 15060297. TODAY
IT HAS BECOME WORK WITHOUT A PERMIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Masula reported a dock permit application had been submitted on 6/3/15 but had failed plan review twice because the dock protruded into the waterway and beyond the property line. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation. Inspector Masula confirmed that he had personally inspected the dock on 7/22/15 and it had been re-decked and the framework underneath had been replaced.

Christopher Abernathy, representing the general contractor, said the dock had been re-decked and 50% of the structure had been replaced. He said he was working on compliance. Mr. Abernathy stated the pilings were original.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE15041939

1140 N Flagler Drive
TANGALAKIS, HARRY G

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

George Oliva, Chief Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THIS BUILDING WAS APPROVED TO BE USED AS A WAREHOUSE. IT HAS BEEN ALTERED AND NOW IT IS A THEATRE. THEY HAVE AN OPEN AREA WITH A WOOD PLATFORM WITH CHAIRS TO SEAT OVER FIFTY PERSONS AND THIS WAREHOUSE IS NOW A VENUE FOR DRAMA OR COMEDY SHOWS.
2. A WOOD PLATFORM AREA WAS BUILT AT THE REAR TO BE USED FOR THE LIGHT AND MUSIC DIRECTOR.
3. THE PARKING LOT, THE MAIN ENTRANCE, THE HALLWAY LEADING TO THE SEATING AREA AND THE TWO EXISTING BATHROOMS ARE NOT THE STANDARD REQUIREMENT FOR THE ADA OR FBC ACCESSIBILITY.
4. THERE ARE FLAMMABLE MATERIALS THAT WERE USED IN THE CONSTRUCTION OF THE STAGE AND THE LIGHTS. STAGE LAMPS WERE HUNG OVER THE OPEN CEILING WITH THE USE OF ELECTRICAL EXTENSIONS CORDS. IN CASE OF A FIRE, THE FLAMES CAN FREELY MOVE FROM ONE AREA OF THE WAREHOUSE TO THE OTHER WITHOUT BEING STOPPED BY A FIRE PARTITION OR BARRIERS.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO POWER ALL THE LAMPS AND STAGE LIGHTS.
2. THE LIGHTS ARE BEING SUPPLIED FROM THE WALL OUTLETS WITH POWER OR EXTENSION CORDS. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD

IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS
LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN
ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS BUILDING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION FOR GROUP M TO AN
ASSEMBLY GROUP A-2 OR A-3; WITHOUT OBTAINING THE
REQUIRED PERMITS FOR A CHANGE OF USE AND THE
CERTIFICATE OF OCCUPANCY FROM THE BUILDING
DEPARTMENT.

Inspector Oliva said the case was begun pursuant to a complaint about a change of use. He explained there had been a previous case for the same violation in November 2004 that had been closed by the inspector as unfounded. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Frank Smith, architect, noted changes that had already been made to comply and stated permit applications had been submitted for the other work and he was addressing comments now. He felt they should have permits within one month and the work would take months.

Inspector Oliva said he wanted the electrical issues addressed within 35 days, when he would reinspect with the Fire Marshal.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE15011130

951 Alabama Avenue
TROPNEVAD PROMOTIONS LLC

Service was via posting on the property on 9/10/15 and at City Hall on 9/11/15.

Jose Abin, Building Inspector, testified to the following violations:

FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ATTACHED ADDITIONS AND INTERIOR RENOVATIONS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Nelson questioned the dates on the photos and Inspector Abin said the dates were incorrect and the photos were taken in 2014/2015.

Monaterra Bethel, owner, said she had purchased the house in December 2014 and inherited all of the problems. She stated the addition shown in the photos was no longer there. Ms. Bethel admitted the outside door had been replaced because there had been no door. She said the property had not been renovated; she thought the pile of trash she had removed from inside the property had been mistaken for construction debris.

Inspector Abin stated the aerial photo showed the addition was still on the property. Ms. Bethel said she had purchased the house for cash from the bank.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 126 days, by 1/26/16 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE15090051

1216 Northeast 2 Street
MAUS, ARTHUR J & KAREN N

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

George Oliva, Chief Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE

POOL CONSTRUCTION WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE FACT THAT THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED TO COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515.

1. ELECTRICAL PERMIT # 00070898 (WIRE IN PUMP MOTOR, POOL LIGHT, GROUNDING).

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Arthur Maus, owner, said he thought the permits had been finalized. He stated he had been struggling financially since 2010 but had managed to get the house out of foreclosure. He said he could not afford to pay for permits now. Inspector Oliva explained that the permit renewals would cost approximately \$214. The electrical issue must be addressed and the child protective barrier must be brought up to current code. He explained that the child protective barrier consisted of installing the gate latch higher than 56" from the ground.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE08070448

1431 Northwest 11 Place
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, recommended a 126-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11061307

2021 Northeast 59 Street
LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, recommended a 126-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13021763

1200 Citrus Isle
LAZARIDI, ALLEN

This case was first heard on 8/26/14 to comply by 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, said there had been no progress and recommended a 35-day extension.

Motion made by Mr. Thilborger, seconded by Mr. Nelson, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14080902

370 Delaware Avenue
SIMARD, PATRICK
BOULIANNE, ERIC

This case was first heard on 1/27/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported permits had been issued and recommended a 126-day extension

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13011482

1730 Northeast 18 Street
HOFFMAN, ANDREW M
TRUJILLO, JAMIE JR

This case was first heard on 8/25/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the owner had indicated he had removed the shed and recommended a 35-day extension for him to reinspect.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14061007

2186 Northeast 59 Court
O FLAHERTY, DANIEL

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and recommended no more extensions be granted.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE14091251

1736 Southeast 14 Street
VERDUGO, CARLOS E

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,050.

Robert Masula, Building Inspector, reported the owner was out of town but intended to pull a temporary fence permit.

Motion made by Mr. Smith, seconded by Mr. Nelson, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14111609

545 S Ftl Beach Boulevard 1101
WISMER, GERALD BRUCE

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the recent closing had fallen through. He reminded the Board that there was an electrical demolition permit that had passed final inspection.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a roll call vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

Case: CE15011944

609 Northeast 8 Avenue
ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been picked up for corrections on 8/19/15 but had not been resubmitted.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE13051997

1515 Northwest 7 Avenue
FOUNDATION TRUST

This case was first heard on 8/25/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the property had been vandalized and all of the illegal alterations had been removed. He said they were awaiting the board-up permit to be issued. He recommended a 35-day extension.

Motion made by Mr. Smith, seconded by Mr. Nelson, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15031104

1531 Northwest 13 Court
RHA 2 LLC

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had applied for the permit and it had been approved. He recommended a 35-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14090224

1619 Northwest 13 Avenue
RHA 2 LLC

This case was first heard on 8/25/15 to comply by 9/22/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and he did not recommend any extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 183-day extension to 3/22/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Mr. Nelson pointed out he Board had first heard this case last month.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15031138

1520 Northwest 4 Street
FREEMAN, MARIA J

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and he did not recommend any extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 126-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Case: CE15040771

201 Southwest 2 Street
RIVERWALK CENTRE LTD

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; the permit application needed corrections and would expire within 30 days. He recommended a 35-day extension.

Motion made by Mr. Smith, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14051438

645 Northwest 14 Terrace
645 NORTHWEST 14 TERRACE LANDTRUST
SWITZER, STAN TRSTEE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported two of four permits had been issued. He said two of the permits had been submitted in March and May but had not been sent back for corrections or approved.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 35-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE14060528

1213 Northwest 3 Street
TOTAL HOUSING INC.
NEW OWNER: HIZUENGA 1213 LAND TRUST

This case was first heard on 11/25/14 to comply by 2/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported all permits had been issued and suggested a 154-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 154-day extension to 2/23/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15040944

4004 Northeast 21 Avenue
LENGEL, MARY ANN

This case was first heard on 7/28/15 to comply by 9/22/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported there had been no progress. He reminded the Board that the permits had been renewed once and allowed again to expire. He recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 9/23/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE15041071

447 Southwest 5 Avenue
RIVER TR

This case was first heard on 5/26/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 9/23/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the permits had been renewed and allowed to expire again. He recommended imposition of the fine.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 9/23/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Mr. Nelson left the meeting at 3:00.

Case: CE15051943

2848 Northeast 37 Court
BLAKE, ROBERT K JR

Service was via posting on the property on 9/15/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH INTERIOR ALTERATIONS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.18

THIS PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF A FENCE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated a Stop Work Order had been posted on the property on 5/11/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

Case: CE15072270

2518 Laguna Drive
LAY, MANFRED JOHN

Service was via posting on the property on 9/16/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH A PARTIAL DEMOLITION AND REPAIR OF THE CONCRETE BOAT DOCK

DECK WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

THIS PROJECT WILL REQUIRE AN ARCHITECTURAL/ENGINEER DETAIL FOR THE NEEDED REPAIR OF THIS STRUCTURAL CONCRETE BOAT DOCK DECK IN ORDER TO OBTAIN THE REQUIRED PERMIT.

FBC(2014) 109.3.3

THIS PERMIT WILL REQUIRE A DOUBLE PERMIT FEE TO BE APPLIED AND PAID IN ORDER TO COMPLY THE VIOLATION OF THIS CODE CASE.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated a Stop Work Order had been posted on the property on 7/29/15. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15080318

4040 Galt Ocean Drive # 619
WENKING LLC

Service was via posting on the property on 9/16/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE REMOVAL, REFINISHING, ALTERATION, AND REPLACEMENT OF THIS FRONT ENTRY DOOR WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS. THIS DOOR IS NOT A FIRE RATED DOOR. THIS ISSUE WAS ALSO ADDRESSED BY THE F.L.F.D.

FBC(2014) 109.3.3

THIS CODE CASE WILL REQUIRE AN A.T.F. PERMIT BE
OBTAINED AND DOUBLE FEES WILL APPLY.

FBC(2014) 110.6

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW
AND DOUBLE PERMIT FEES WILL APPLY. SCHEDULE AND
PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE
ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS
FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15080670

200 S Birch Rd # 506
GAVULA, WALTER

Service was via posting on the property on 9/16/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN COMPLETELY REMODELED TO
INCLUDE BUT IS NOT LIMITED TO:

1. FULL KITCHEN REMODEL.
2. KITCHEN CEILING FRAMED.
3. DRYWALL.
4. LIGHTING INSTALLED.
5. CLOSET BUILT FOR WASHER AND DRYER UNITS.
6. WINDOWS AND GLASS DOOR REPLACED.
7. ELECTRICAL PANEL REPLACED WITHOUT THE REQUIRED
PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN COMPLETELY REMODELED TO
INCLUDE BUT IS NOT LIMITED TO:

1. PLUMBING FIXTURES AND WATER HEATER ARE BEING
REMOVED AND REPLACED WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS BEEN COMPLETELY REMODELED TO INCLUDE BUT IS NOT LIMITED TO:

1. ELECTRICAL PANEL BEING REMOVED AND REPLACED WITH A NEWER GENERAL ELECTRIC PANEL. LIGHT FIXTURES ADDED IN THE CEILING OF BOTH THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS CONDO UNIT HAS BEEN COMPLETELY REMODELED TO INCLUDE BUT IS NOT LIMITED TO:

1. THE INSTALLATION OF A WASHER AND DRYER WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

THE SEVERITY OF THIS CODE CASE AND THE WORK THAT WAS DONE AND THE BUILDING CODE VIOLATIONS THAT EXIST WILL REQUIRE PLANS PROVIDED BY A DESIGN PROFESSIONAL BEING EITHER A STATE OF FLORIDA LICENSED ARCHITECT OR ENGINEER TO DOCUMENT THE VIOLATIONS AND CORRECTIONS THAT NEED TO BE MADE TO BRING THIS CONDO UNIT INTO COMPLIANCE.

FBC(2014) 109.3.3

THIS CODE CASE WILL REQUIRE ALL PERMITS TO BE DOUBLE FEE.

FBC(2014) 110.6

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint from the condo board. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15080187

2933 Poinsettia Street
CORTEZ PROPERTY DEV LLC

Service was via posting on the property on 9/16/15 and at City Hall on 9/11/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 116.1.1

1. THERE ARE LIGHT FIXTURES MISSING IN THE WALKWAYS AND STAIRWELLS OF THIS BUILDING. THIS IS A VIOLATION UNDER THE MINIMUM HOUSING CODE.
2. THERE ARE UNITS IN THIS BUILDING WHERE THE KITCHENS AND BATHROOMS HAVE BEEN PARTIALLY DEMOLISHED OR COMPLETELY DEMOLISHED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS. THIS IS ALSO A VIOLATION UNDER THE MINIMUM HOUSING CODE.
3. THE STAIRWELL ON THE NORTH END OF THE BUILDING LEADING TO THE ROOFTOP AREA HAS BEEN CLOSED OFF, FRAMED, SHEATHING AND STUCCOED OVER WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
4. THERE ARE RENTAL UNITS IN THIS BUILDING THAT HAVE HAD KITCHENS AND BATHROOMS REMODELED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
5. THE LOW VOLTAGE ELECTRICAL BOX ON THE GROUND FLOOR IN THE GARAGE AREA IS IN DISREPAIR. WIRING IS EXPOSED AND HANGING LOOSE. THIS IS AN ELECTRICAL CODE VIOLATION AND A MAINTENANCE VIOLATION.
6. THERE ARE ILLEGAL FIRE DOORS THAT HAVE BEEN INSTALLED IN THE STAIRWELLS AND THE ENTRY DOORS OF THE UNITS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS. THIS IS ALSO A FIRE CODE VIOLATION.
7. THE ILLEGAL UNIT ON THE ROOF TOP HAS A PATIO AREA WHICH HAS NO BALCONY RAILING IN PLACE AND IS A FOUR STORY DROP. THIS IS A LIFE SAFETY ISSUE.
8. THERE ARE ELECTRICAL PANELS THAT HAVE NOT BEEN MAINTAINED AND ALSO HAVE MISSING Breakers. THIS IS AN ELECTRICAL CODE VIOLATION AND ALSO A POTENTIAL LIFE SAFETY ISSUE.
9. THERE ARE ELECTRICAL BOXES AND OUTLETS THAT ARE ROTTED OUT AND IN NEED OF REPLACEMENT. THIS IS AN ELECTRICAL CODE VIOLATION.
10. THERE ARE STAIRWELL DOORS WHICH THE DOOR CLOSERS DO NOT CLOSE THE DOOR PROPERLY AND THE

DOORS THEMSELVES DO NOT CLOSE PROPERLY. THIS IS A MAINTENANCE AND FIRE CODE VIOLATION.

FBC(2014) 116.1.2

1. THERE IS AN ILLEGAL ROOF TOP ADDITION THAT IS CURRENTLY ADVISED AS A STUDIO RENTAL. THIS ILLEGAL ROOF TOP ADDITION WAS A CODE CASE FROM OCTOBER 22, 2002. PERMIT 03060376 WAS APPLIED FOR ON 06-05-2003, FAILED PLAN REVIEW. THE PERMIT WAS NEVER ISSUED AND THE APPLICATION WAS PURGED FROM OUR SYSTEM ON NOVEMBER 21, 2003.

FBC(2014) 116.2.1.1.2

1. THERE IS AN UNWARRANTED ACCUMULATION OF DEBRIS AND OTHER COMBUSTIBLE MATERIAL WHICH INCLUDES BUT IS NOT LIMITED TO: COUCHES, FUEL CONTAINERS, SCREEN DOORS, ABANDONED VEHICLES, PAINT CANS AND LUMBER. THIS IS A POTENTIAL FIRE HAZARD.

FBC(2014) 116.2.1.1.3

1. NFPA 1:13.6.9.3.1.1.1 OUT FE 05/14
TO WIT: THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.
2. NFPA 101:7.9.2.1 SERVICE ALL EMERGENCY LIGHTS.
TO WIT: THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.
3. NFPA 101:7.10.5.2.1 SERVICE ALL EXIT SIGNS.
TO WIT: THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.
4. NFPA 1:10.11.6 REMOVE ALL GRILLS FROM STRUCTURE.
TO WIT: A(AN) HIBACHI, GRILL, OR OTHER SIMILAR DEVICE(S) USED FOR COOKING, HEATING, OR ANY OTHER PURPOSE IS BEING USED OR KINDLED ON A BALCONY, UNDER AN OVERHANGING PORTION, OR WITHIN 10 FT (3 M) OF A STRUCTURE.
5. NFPA 1:1.7.6.2 FIX F/A REPAIR THE FIRE ALARM SYSTEM.
TO WIT: THE FIRE ALARM SYSTEM APPEARS TO HAVE NO POWER AND IS NOT FUNCTIONAL AT THIS TIME. NO ACCESS TO THE ELECTRIC METER ROOM TO VERIFY THIS CONDITION. PROVIDE ACCESS.
6. NFPA 101:31.3.4.5.1 REPAIR ALL SMOKE DETECTORS.
TO WIT: HARDWIRED SMOKE DETECTORS ARE NOT BEING MAINTAINED IN ACCORDANCE WITH NFPA

101:31.3.4.5.1.

7. NFPA 101:7.2.1.8.1 REPAIR ALL DOORS TO SELF CLOSE AND LATCH.

TO WIT: SELF CLOSING OR AUTOMATIC CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

8. NFPA 101:7.2.1.8.1 REPAIR ALL FIRE RATED STAIRWELL DOORS.

TO WIT: SELF CLOSING OR AUTOMATIC CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

9. NFPA 1:11.1.2 REPAIR ALL EXPOSED WIRING.

TO WIT: ELECTRICAL WIRING NOT PER NFPA 70, NATIONAL ELECTRICAL CODE.

10. NFPA 1:4.5.8.6 REPLACE/REPAIR ALL MISSING HAND RAILINGS.

TO WIT: SAFEGUARDS, RAILING ARE MISSING AND HAVE BEEN REMOVED FROM THE 4TH FLOOR AND ARE NOT SECURED IN AREAS OF THE 3RD AND 2ND FLOOR.

11. 9999 UNSAFE BUILDING.

TO WIT: THE BUILDING OFFICIAL OF THE CITY OF FORT LAUDERDALE HAS POSTED THIS PROPERTY AS AN UNSAFE STRUCTURE TODAY (TUESDAY AUGUST 4th, 2015).

12. NFPA 1:11.1.10 REPLACE ALL MISSING ELECTRICAL COVERS.

TO WIT: THERE IS/ARE MISSING ELECTRICAL COVER(S).

FBC(2014) 116.2.1.2.1

1. THERE ARE BALCONY RAILINGS WHICH HAVE BROKEN FREE AND ARE NOW ATTACHED WITH ANGLE BRACKETS. THESE RAILINGS ARE LOOSE AND CAN EASILY BE BROKEN FREE CAUSING A FALL HAZARD AND IS A LIFE SAFETY ISSUE.
2. THERE ARE OVERHEAD LIGHT FIXTURES THAT HAVE BROKEN FREE AND ARE HANGING LOOSE AND ARE A POTENTIAL LIFE SAFETY ISSUE.

FBC(2014) 116.2.1.2.2

1. THERE ARE SEVERAL AREAS THROUGHOUT THE BUILDING WHERE THERE IS SIGNIFICANT DETERIORATION OF THE CONCRETE COLUMNS, CONCRETE BEAMS, AND CONCRETE WALKWAYS WHERE REBAR IS EXPOSED. THIS DETERIORATION HAS COMPROMISED THE STRUCTURAL INTEGRITY OF THIS BUILDING CAUSING POTENTIAL LIFE SAFETY ISSUES.

FBC(2014) 116.2.1.3.1

1. THERE IS AN ILLEGAL GAS LINE INSTALLED ON THE NORTH SIDE OF THE BUILDING. THIS ILLEGAL GAS LINE WAS INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR

INSPECTIONS. THE GAS LINE IS BLOCKING TWO DOORS MAKING THEM UNABLE TO BE OPENED.

2. THERE ARE MULTIPLE UNITS THAT ARE IN THE PROCESS OF BEING REMODELED. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE DEMOLITION OF KITCHENS AND BATHROOMS, PLUMBING, ELECTRICAL AND STRUCTURAL WORK BEING DONE. THIS WORK HAS COMMENCED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula said he had been informed that an unlicensed contractor named Rick Gleason, who had done a lot of illegal work at 200 South Birch Road, lived at this building. While investigating violations at 200 South Birch Road, he had met with a person representing himself as the unlicensed contractor who had become nervous and fled to this building. He had investigated this building and found a lot of work being done and reported it to the City Attorney, the Building Official, the Fire Department and the Police Department. An SRT team had visited the property on 8/20/15 and the building had been deemed unsafe. One of the owners in California had indicated to Inspector Masula that no one should be living in the building and Inspector Masula suspected that Mr. Gleason had rented out units in this building.

Inspector Masula said the owner had hired a contractor, who had pulled a board-up permit and secured the ground floor. The owner also intended to install a fence around the property to prevent people from breaking in. Inspector Masula stated properly boarding would be considered compliance for this property.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$500 per day, per violation.

Motion made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$500 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion failed 2-4 with Mr. Dooley, Mr. Thilborger, Mr. Mohnani and Ms. Hinton opposed.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14091820

710 Carolina Avenue
MANNING, LARRAINE

Service was via posting on the property on 9/14/15 and at City Hall on 9/11/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. ILLEGAL ENCLOSURE AND ROOF ADDITION OF THE
CARPORT AND SHED WAS BUILT AT THE REAR NORTH-EAST
SIDE OF THE PROPERTY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15051584

1621 Northeast 20 Avenue
PIEKARSKI, JASON

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS.

1. THERE IS A CURRENT PERMIT #15042829, FOR DOOR
AND WINDOW REPLACEMENTS. IT APPEARS THAT THEY ARE
WORKING BEYOND THE SCOPE OF THE ISSUED PERMIT AS

THE BATHROOM AND KITCHEN HAVE RENOVATIONS IN PROGRESS.

2. WATER HEATER HAS BEEN REMOVED FROM ITS APPROVED LOCATION.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15051950

6520 Northeast 21 Avenue
PETERS, WILLIAM A
DAVIDSON, WARREN

Service was via posting on the property on 9/11/15 and at City Hall on 9/11/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPLACEMENT OF AIR CONDITIONING UNIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15060134

2601 Southwest 13 Place
HSBC BANK USA NA
% OCWEN LOAN SERVICING LLC

Service was via posting on the property on 9/10/15 and at City Hall on 9/11/15.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS FOR WORK IN PROGRESS:

1. INSTALLING WOOD FENCE.
2. REBUILDING FRONT WITH PORCH (ROOF) OVERHANG.
3. WOOD SIDING WORK AT THE REAR OF THE DWELLING AND STRUCTURAL WORK AROUND THE WINDOWS.
4. THIS DWELLING WAS DAMAGED BY A FIRE ON SEPTEMBER 30, 2002 AS PER CASE CE02100033. THERE ARE NO PERMITS ON RECORD TO PERFORM AND RESTORE WORK AFTER THE FIRE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Approval of Meeting Minutes

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to approve the minutes of the Board's June 23, 2015 meeting. In a voice vote, motion passed 6-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14090039	CE14120144	CE15031684	CE14051264
CE15061160	CE15011675	CE15080982	CE15051939
CE15081466			

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14022168	CE14070534	CE14071759	CE14010955
CE15042022	CE15072436	CE15081518	CE15081430
CE15081571	CE15050348	CE15081533	

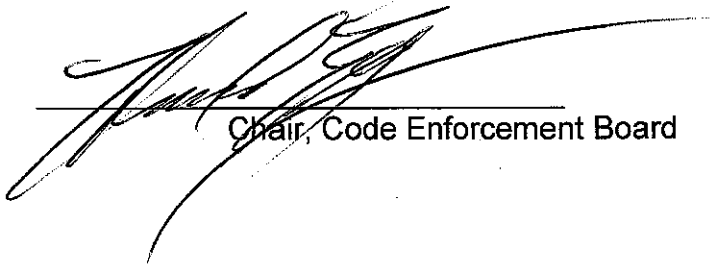
Communication to the City Commission

None.

There being no further business to come before the Board, the meeting adjourned at 3:26 p.m.

ATTEST:


Clerk, Code Enforcement Board


Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.